



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

JUNE 12, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

NOTICE: On Friday, June 7, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 21 E SOLA ST

Assessor's Parcel Number:	039-072-008
Zone:	C-G
Application Number:	PLN2019-00257
Owner:	Roman Catholic Bishop La
Applicant:	Erick Rojas

(This site is adjacent to a designated City Landmark: Our Lady of Sorrows Church. Proposal to replace three concrete steps at the non-historic rectory building with a new Americans with Disabilities Act (ADA) ramp, in the same location as the existing path of travel.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

REVIEW AFTER FINAL APPROVAL**B. 701 ANACAPA ST**

Assessor's Parcel Number: 037-092-010
Zone: C-G
Application Number: PLN2018-00037
Owner: Miramar Management
Architect: Kevin Moore

(This building is a designated Structure of Merit: "Livingston Arts and Crafts Center", Plunkett Design. Proposal for shell and core improvements, including replacement of two existing windows, infilling the wall on the east elevation, and adding a new folding window system and bar-top. Project includes repairing existing pavers, and adding a new fountain at the east side of the building.)

Review After Final is requested to relocate the proposed serving window, and to adjust the Americans with Disabilities Act (ADA) entry door. Structure of Merit findings are required. Project was last reviewed on October 17, 2018.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 1334 ANACAPA ST**

Assessor's Parcel Number: 029-071-001
Zone: O-R
Application Number: PLN2019-00262
Owner: Fenton Family Trust 5/19/09
Applicant: Ann Fenton

(Proposal to remove an existing 50' x 18" Washingtonia Robusta, located at the front yard of an office building in El Pueblo Viejo Landmark District, as it was not part of the original landscaping and is competing for space and water with two existing trees.)

Project Design Approval and Final Approval are requested.

REVIEW AFTER FINAL APPROVAL**D. 1438 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 019-185-007
Zone: RS-15
Application Number: PLN2016-00437
Owner: Bea Hyp Trust 12/20/01
Applicant: Brian Miller

(The Spanish Colonial Revival style residence, constructed in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to construct a new pedestrian gate at an existing single-family residence located in the Hillside Design District. The project includes hedges along the front lot line and reconfigured walkways and steps. A Minor Zoning Exception is requested for the previously permitted pedestrian gate to be increased from three feet to five feet in height within the first ten feet of the front yard.)

Review After Final is requested for a Minor Zoning Exception to allow the previously permitted pedestrian gate to be increased from three feet to five feet in height within the first ten feet of the front yard. Historic Resource findings are required. Project was last reviewed on October 19, 2016.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 401 SHORELINE DR**

Assessor's Parcel Number: 033-120-018
Zone: HC/P-R/SD-3
Application Number: PLN2019-00269
Owner: City of Santa Barbara
Applicant: Michelle Kostenuik

(Los Banos del Mar Pool is a designated City Landmark and listed on the National Register of Historic Places. Proposal to install a detached informational kiosk at the Cabrillo Street frontage. No improvements are proposed to the historic structure.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**F. 2010 GARDEN ST**

Assessor's Parcel Number: 025-331-015
Zone: RS-15
Application Number: PLN2019-00267
Applicant: Bruce Burlington

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to replace one door and nine windows within their existing frames with double pane casement and fixed windows, at the non-historic addition of the residence.)

Project Design Approval and Final Approval are requested. Historic Resource findings are required.

CONTINUED ITEM**G. 878 PASEO FERRELO**

Assessor's Parcel Number: 029-272-001
Zone: RS-15
Application Number: PLN2019-00022
Owner: Evelyn Proctor
Applicant: Sarah Bronstad

(The Spanish Colonial Revival residence constructed in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for an 80 square foot bathroom addition at the northeast corner of the residence. Project includes abatement of violations listed in ZIR2018-00156 and ZIR2014-00476 by permitting miscellaneous site improvements including: widening the concrete driveway, retaining walls, fencing, gates, and an air conditioning unit. A Minor Zoning Exception is required for the location of the trash enclosure. The proposed total of 1,372 square feet on a 5,663 square foot lot is 53% of the maximum required floor-to-lot area ratio.)

No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for a Front Setback Modification to allow the bathroom addition to encroach into the required 30'-0" front setback, an Interior Setback Modification to allow the bathroom addition to encroach into the required 10'-0" interior setback, an Open Yard Modification for the reduction of qualifying open yard, and a Hedge Modification to permit the existing hedge height. Project was last reviewed on March 20, 2019.

FINAL APPROVAL**H. 633 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-013
Zone: HRC-1/S-P-1/S-D-3
Application Number: PLN2019-00141
Owner: Fess Parker Doubletree Hotel
Applicant: Richard Calkins

(Proposal for improvements at the Hilton Santa Barbara Beachfront Resort, located in El Pueblo Viejo Landmark District and in the non-appealable jurisdiction of the coastal zone. Project includes a remodel to the existing bar patio area, including hardscape and landscape improvements, removal and replacement of a low site wall, addition of a new low site wall, gates, a glass windscreen, and pergola.)

Final Approval is requested. Project was last reviewed on May 1, 2019.